



MINIMUM STANDARD OF HOUSING

Schedule “A”

Location: **54 Lyndhurst ST, Brantford, On**

File No.: **PU 22 004297 PSO#104-22**

Defects and conditions not in compliance with the City of Brantford Municipal Code:

Property is not maintained by bylaw standards.

465.3.2 Repair - maintenance - exception - demolition permit

All owners of property shall repair and maintain such property to comply with the standards prescribed by this Chapter, except where a demolition permit has been issued and remains in effect.

CORRECTION: Maintain property to Bylaw standards.

ENFORCEMENT AND PERMITS

465.29.2 Non-compliance – cleaned – repaired – owner expense

Where any person fails to comply with an order issued pursuant this chapter, the municipality may cause the required work to be done at the cost of the person. The cost of such work may be recovered by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes. By-law 60-2007, 10 April, 2007.

465.29.3 Permits – compliant with standards

All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship and in accordance with the Ontario Building Code, as amended from time to time, and applicable standards, codes or legislation. It will further be the responsibility of the owner to make application for and be issued any required building permits. All new construction or extensive repairs shall conform to the provisions in the Ontario Building code, where applicable. By-law 3-2012, 23 January, 2012.

Item 1: Bathroom toilet not in good working order - does not flush correctly. Chapter 465, Article 22.

Item 2: Kitchen sink faucets not in good working order – leaking. Chapter 465, Article 22.

465.22.1 Installed - maintained - requirements

Drainage and plumbing systems on a property shall be provided, installed and maintained:

- (a) in compliance with the respective requirements of any applicable Act or by-law;*
- (b) in good working order and good repair; and*
- (c) in a safe condition. By-law 102-2003, 26 May, 2003.*

Items 1 and 2 Correction: Repair or replace all plumbing fixtures, including toilets and faucets, so as to be in good working order.

Item 3: Some electrical wiring is improper – bedroom beside bathroom missing cover on light switch. Chapter 465, Article 21

465.21.1 Dwelling - building - connection - wiring - required

Every dwelling and dwelling unit shall be wired for electricity and shall be connected to an approved electrical supply system.

465.21.2 Capacity - adequate - compliance - requirements

The connection to the building and the system of circuits and outlets distributing the electrical supply within the building shall provide adequate capacity for the use and intended use of the building and such connections, circuits, wiring and outlets along with any fuses, circuit breakers and other appurtenances thereto shall be installed and maintained:

- (a) in compliance with the respective requirements of the Electrical Safety Code and Building Code;*
- (b) in good working order and good repair; and*
- (c) in a safe condition.*

Item 3 Correction: Repairs to be made by qualified electrician and an inspection certificate obtained from Electrical Safety Authority (1-877-372-7233) confirming electrical supply is in good working order and repair.

Item 4: Living room ceiling not in good repair – damaged; visibly cracked. Chapter 465, Article 17.

Item 5: Foyer ceiling not in good repair – damaged; visibly cracked. Chapter 465, Article 17.

465.17.1 Maintained - safe - good repair

Interior surfaces including countertops, vanities, cabinets, cupboards, sinks, bathtubs and shower stalls, and further interior finishes of walls and ceilings shall be maintained:

- (a) in a safe condition; and*
- (b) in good repair, free from holes, loose boards and broken, torn, damaged, decayed or missing materials.*

465.17.2 Mould - cleaned - removed

Any extensive accumulation of mould shall be cleaned and removed by the owner of the building.



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465.17.3 Water penetration - related to mould - remedy

Any condition in a building, including but not limited to water penetration, humidity or inadequate ventilation, which may relate to the creation and growth of mould, shall be repaired or removed by the owner of the property.

Items 4 and 5 Correction: Repair all holes and cracks in all walls and ceilings. Eliminate any mould.

Item 6: Ants in house. Chapter 465, Article 11.

465.11.1 Provisions - relevant - applicable law

The relevant provisions of any applicable Act or by-law shall be applied to determine whether or not a property or any part thereof is in an unsafe condition.

465.11.2 Unsafe conditions - abated – removed

Unsafe conditions in a building or on a property shall be abated or removed. By-law 102-2003, 26 May, 2003.

465.11.3 Unsafe conditions - abatement - removal - methods

Without limiting the generality of Section 465.11.2, abatement or removal of an unsafe condition may include:

- (a) the maintenance or repair of exit and emergency lighting;
- (b) the removal of garbage and refuse;
- (c) the removal or extermination of pests such as rodents, vermin and injurious insects, but not limited to, termites, cockroaches and bedbugs; and
- (d) the elimination of any conditions which pose or constitute an undue or unreasonable hazard or risk to life, limb or health of any person in the building or on or about the property. By-law 102-2003, 26 May, 2003; By-law 3-2012, 23 January, 2012.

Item 6 Correction: Remove all ants from the house by a professional pest control company to eliminate the unsafe condition. Provide copy of invoice from professional pest control company to this officer.